

LOT 3 FAIRWAY VIEW UNIT 4
ORB 587-403, 667-196, 775-177
880-420, CORR DEED 891-1155,

DONESTEVEZ EMILIA/CARR MICHAEL
1372 NW FRONTIER DR
LAKE CITY, FL 32055

2026

26-3S-16-02308-080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 07 07

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 26316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,091	100		2,091	188,718
FEP	280	80		224	20,216
FGR	506	55		278	25,090
FOP	24	30		7	632

TOTALS 2,901 2,600 234,656

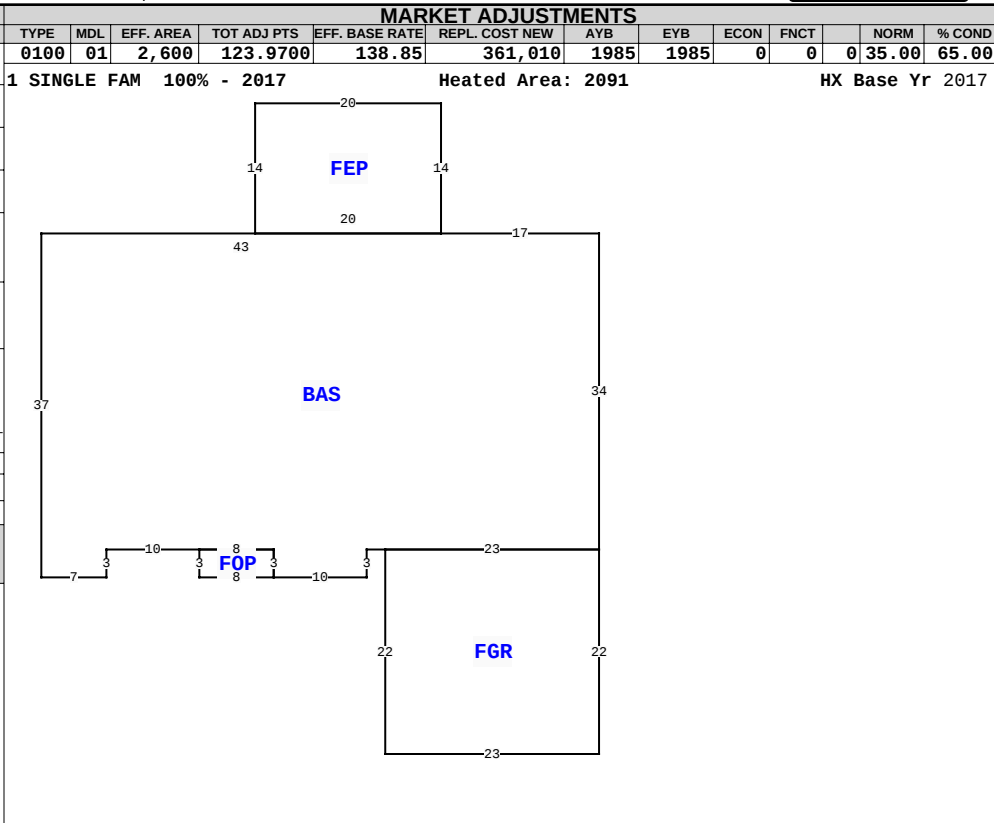
EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,600	
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0210	GARAGE U	0 100	16	25	400.00	UT	5.50	5.50	100	0	0	3	100	2,200	
4	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
5	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 05/25/2023 BY JB



1372 NW FRONTIER DR, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 5,100

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

Total Acres: 0.40 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			234,656
TOTAL MARKET OB/XF VALUE			5,100
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			281,756
SOH/AGL Deduction			106,425
ASSESSED VALUE			175,331
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			119,609
TOTAL JUST VALUE			281,756
NCON VALUE			0
INCOME VALUE			
PREVIOUS MKT VALUE			281,756

PRMT:1:1: GARAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29090	MAINT/ALTR	55	12/21/2010
6819	GARAGE	10,000	02/04/1993

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1316/2165	6/13/2016	WD	Q	I	01	155,000

GRANTOR: RICHARD & ANN GREENWO

GRANTEE: EMILIA DONESTEVEZ &

1033/2833 12/21/2004 WD Q I 159,000

GRANTOR: PATRICIA G RAYBURN

GRANTEE: GREENWOOD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FEP= N14 W20 S14 E20\$ W43 S37 E7 N3 E10 FOP= S3 E8 N3 W8\$ E8 S3 E10 N3 E2 FGR= S22 E23 N22 W23\$ E23 N34\$.

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